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10-70NO TRANSFER
TAX PAIDWARRANTY DEED
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KNOW ALL MEN BY THESE PRESENTS, THAT THEODORE BROWN and JEAN BROWN in consideration of ONE DOLLAR (\$1.00) and other valuable considerations paid by SELENA M. PALMER whose mailing address is P.O. Box 72, Oakland, Maine 04963, the receipt whereof We do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said SELENA M. PALMER, her heirs and assigns forever,

A certain lot or parcel of land located Easterly of the Trafton Road in Waterville, Kennebec County, Maine and further bounded and described as follows, to wit:

Beginning at a steel pin located Easterly of the Trafton Road, said steel pin being approximately eight hundred twenty five and four tenths feet (825.4'±) on a magnetic bearing of North seventy-one degrees ten minutes East (N 71° 10' E) from a steel pin on the Easterly side of the Trafton Road marking a Southwesterly corner of land now or formerly owned by Randall and Norma Tunks as recorded in the Kennebec County Registry of Deeds in Book 2798, Page 227. Thence, North fifty-three degrees twenty-five minutes East (N 53° 25' E) along other land of Theodore and Jean Brown for one hundred forty-nine and nine tenths feet (149.9') to a steel pin. Thence, South forty-three degrees thirty-six minutes East (S 43° 36' E) along the land of Theodore and Jean Brown for three hundred two and seven tenths (302.7') to a steel pin. Thence, South fifty-four degrees twenty-seven minutes West (S 54° 27' W) along land of Theodore and Jean Brown for one hundred fifty-two and nine tenths feet (152.9') to a steel pin. Thence, North forty-three degrees five minutes West (N 43° 05' W) along land of Theodore and Jean Brown for two hundred ninety-nine and six tenths feet (299.6'), more or less, to the point of beginning.

Also a right of way, twenty feet wide, running in a generally Easterly direction from the Easterly side of the Trafton Road to the Southwesterly corner of the herein described parcel of land, for the purpose of ingress, egress and the installation of utilities, and maintenance of said utilities, as deemed necessary for the herein Grantee.

Also conveying a frontage easement along the easterly side of the Trafton Road. Said easement starts at the northerly side of the previously described right of way, and is to be one foot deep, and runs southerly along the Trafton Road for one hundred fifty feet (150.0').

The herein parcel contains one and zero tenths acres (1.0 Ac.±), more or less, and is a portion of the premises conveyed to Theodore Brown and Jean Brown by Ellery Batchelder and Linda Batchelder, on June 22, 1981, and recorded in the Kennebec County Registry of Deeds on July 7, 1981 in Book 2400, Page 240.

ANOTHER certain lot or parcel of land located Easterly of the Trafton Road in Waterville, Kennebec County, and said State of Maine and further bounded and described as follow, to wit:

Beginning at a steel pin, said steel pin marking a Northwesterly corner of other land to be conveyed to the herein Grantee. Thence North four degrees fifty-nine minutes West (N 4° 59' W) along the land of the herein Grantor for eighty and zero tenths feet (80.0'), more or less, to a point. Thence North eighty-five degrees one minute East (N 85° 01' E) along the land of the herein Grantor for fifty-five and zero tenths feet (55.0'), more or less, to a point. Thence South four degrees fifty-nine minutes East (S 4° 59' E) along the land of the herein Grantor for one hundred forty-eight and eight tenths feet (148.8'), more or less, to a point on the Northerly line of other land to be conveyed to the herein Grantor. Thence North forty-three degrees thirty-six minutes West (N 43° 36' W) along land to be conveyed to the herein Grantor for eighty-eight and one tenth feet (88.1'), more or less, to the point of beginning.

The herein described parcel of land contains six thousand two hundred ninety-five square feet (6,295 sq. ft.), more or less, and is a portion of the premises conveyed to the herein Grantor by deed of Ellery Batchelder and Linda Batchelder, dated June 22, 1981 and recorded in the Kennebec County Registry of DEeds in Book 2400, Page 240.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said SELENA M. PALMER, her heirs and assigns, to them and their use and behoof forever.

And We do covenant with the said Grantee, her heirs and assigns, that We are lawfully seized in fee of the premises; that they are free of all encumbrances; that We have good right to sell and convey to the said Grantee to hold as aforesaid; and that We our heirs, shall and will warrant and defend the same to the said SELENA M. PALMER, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We, the said THEODORE BROWN and JEAN BROWN, joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 8th day of October, 1987.

Signed, Sealed and Delivered
in presence of

Charles Simpson

Theodore K. Brown
THEODORE BROWN

Charles Simpson

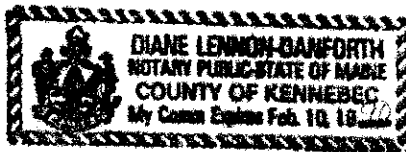
Jean E. Brown
JEAN BROWN

STATE OF MAINE
County of Kennebec

October 8, 1987

Then personally appeared the above named THEODORE BROWN and JEAN BROWN and acknowledged the foregoing instrument to be their free act and deed. Before me,

Diane Lennon Danforth
Notary Public/Attorney at Law



RECEIVED KENNEBEC SS.

1987 OCT 13 AM 9:00

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